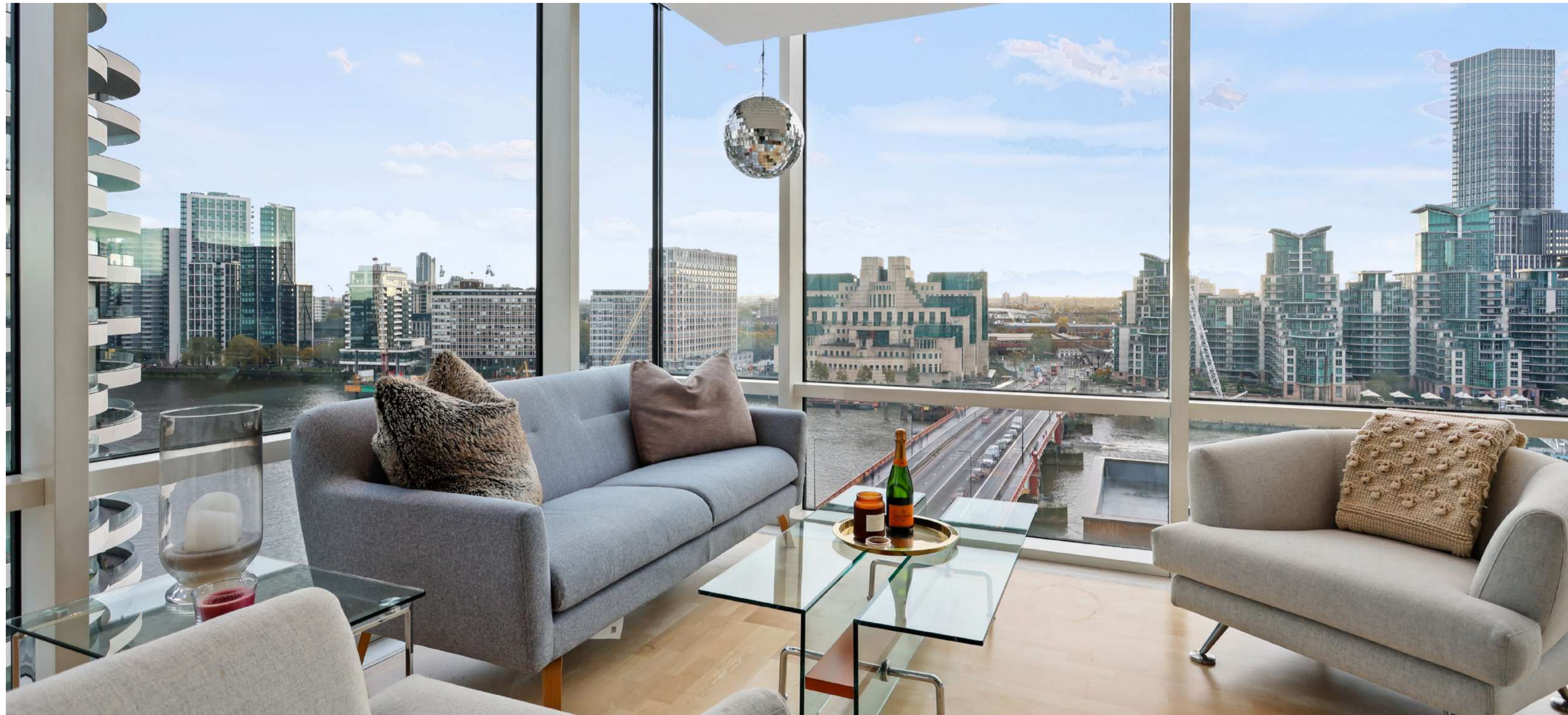




**No.61 THE
PANORAMIC**

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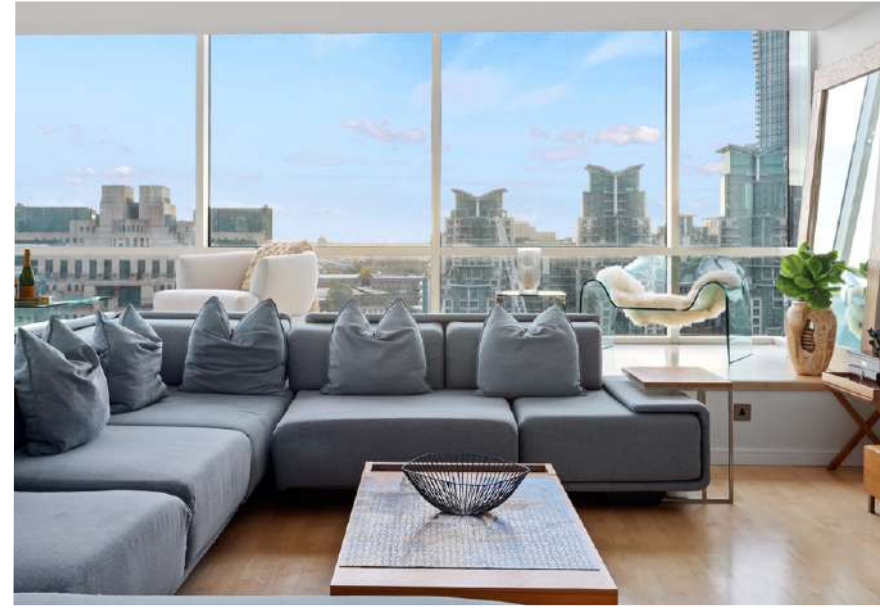


No.61 THE PANORAMIC

Aptly named 'The Panoramic' for the magnificent views, this apartment can be found on the 10th floor with full-height windows to enjoy the most jaw-dropping views over the River and city-scape beyond. Facing South, sunlight fills the apartment, and air conditioning keeps the temperature ambient.

WELCOME

With all the luxurious features you expect from a premium development, prepare to live out your James Bond dreams. The iconic SIS building, the Headquarters for MI6, is just across the River, and there is parking for the Aston Martin, a gym, and even a 24-hour concierge, so you have everything you need.





VERSATILE SPACES

The split levels create a cosy seating area to relax in front of the TV of an evening, with the raised areas being the perfect spot to put your desk or armchair to take in the views as the sunlight pours in. There is even a quiet corner that makes an ideal reading nook filled with cushions for added comfort

FEAST YOUR EYES

Sleek design and top-quality appliances ensure that this kitchen is ready for you to prepare all manner of meals. Units in a sophisticated pale grey house Siemens and Küppersbusch integrated appliances, topped by granite worktops. There is a built-in oven, hob, fridge, and dishwasher. Large windows fill the space with natural light. Space to the side for a bistro table means you can grab more informal meals without sitting in the dining space.





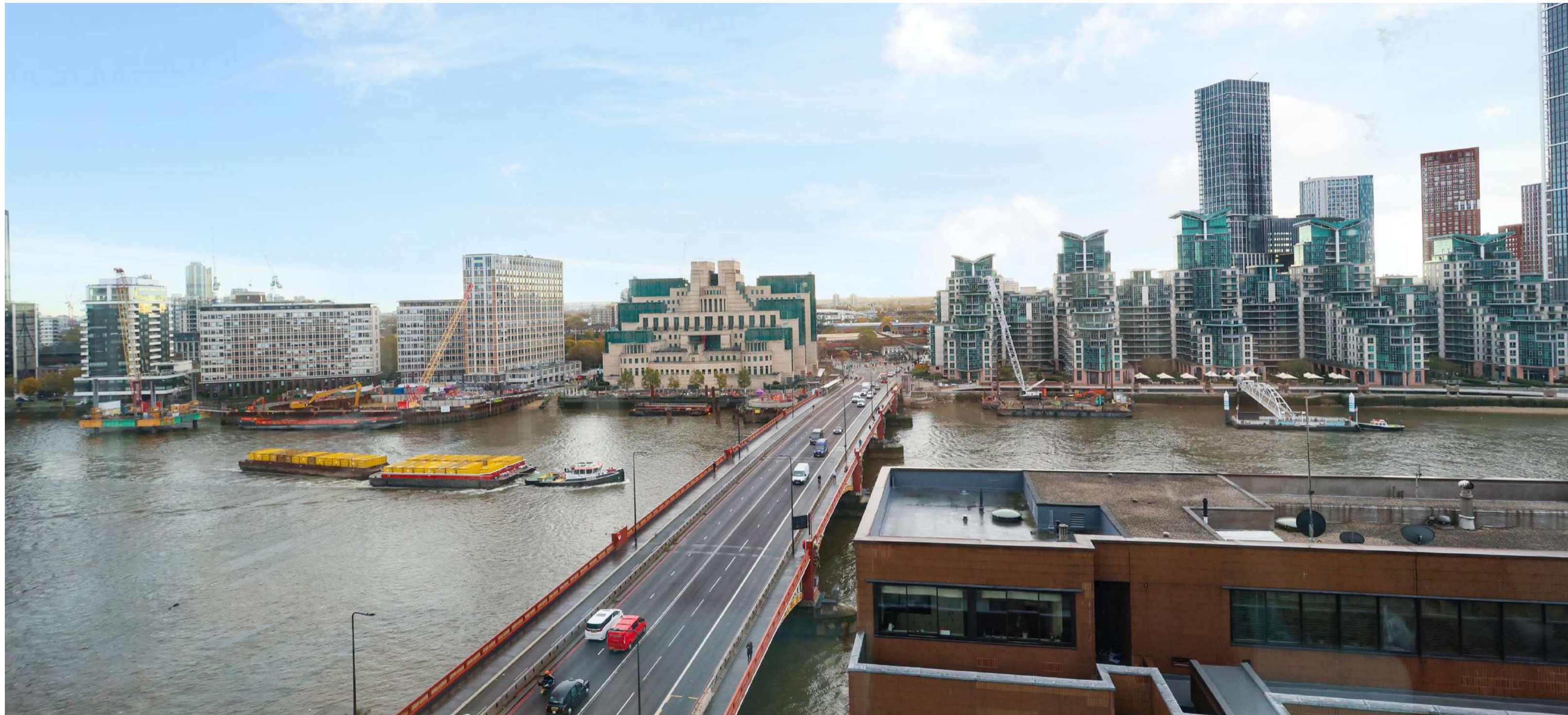
AND SO TO BED

The principal bedroom is spacious and has built-in wardrobes. The raised area would be the most fabulous yoga space - imagine doing your sun salutations as the sun rises, filling the apartment with a golden glow. The second bedroom also has a split level, with the bed taking centre stage and a fantastic view to wake up to in the morning.

REST & REFRESH

The house bathroom has a walk-in shower, wash hand basin and WC. The en suite bathroom for the principal bedroom is the perfect place to destress and unwind after a busy day. A full-size bath, ready to be filled with bubbles and enjoy a long soak, and a separate walk-in shower for when you are shorter on time. Double basins sit within a vanity unit to keep your lotions and potions hidden away and are backed by a large mirror.



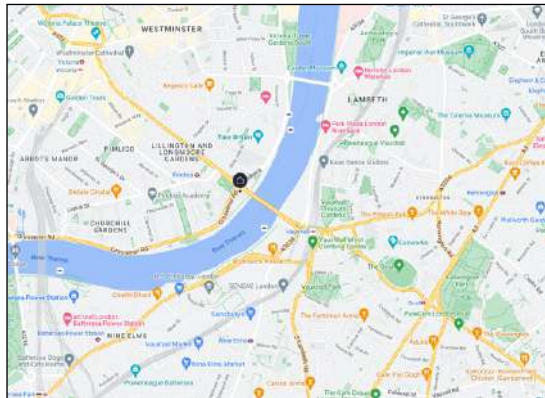


OUT & ABOUT

The location of this apartment is excellent, with far-reaching views across the city and just a stone's throw away from the banks of the River Thames. The recently upgraded Battersea Power Station and the Tate Britain are nearby, ready for you to fill a quiet afternoon and indulge in some culture and art. Or enjoy a Martini (shaken, not stirred!)? in one of the area's top-quality restaurants and bars.

Close to the tube in Pimlico, access to Victoria Station and the Gatwick Express mean that travel around London and beyond is a doddle. You could even catch the Uber boat cruising along the Thames for your ultimate James Bond moment.

No.61 THE PANORAMIC



FINER DETAILS

- Southwest facing
- Air-conditioning
- Parking
- Gym
- Concierge
- 10th floor
- Kitchen appliances are Siemens and Küppersbusch
- Council Tax Band: H
- Local Authority: City of Westminster
- Tenure: Leasehold 101 years remaining (expires 5th July 2124)
- Service Charge: c.£10,000 per annum
- Ground Rent: £250 per annum

Grosvenor Road, SW1

Approximate Gross Internal Area = 138.9 sq m / 1496 sq ft



Tenth Floor



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2021 hello@london58.com

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



Milk: There are plenty of local convenience shops nearby, including a Waitrose, Tesco and large Sainsbury's within 0.7 miles for a more extensive shop.



An adventure: Hop on the Uber Boat for an easy and stylish route into the City.



Workout: The gym downstairs is great for a quick workout. Queen Mother Sports Centre and Dolphin Square are excellent and very close. Both have a magnificent pool and squash courts & there are also Tennis courts at Dolphin Square. Nearby, you'll also find Psycle, Barry's Bootcamp and Gymbox.



Dinner: There are many great restaurants nearby we favour. About Thyme in Wilton Road or Ken Lo's are family favourites.



Drinks: The Morpeth Arms is a great local pub with views of the River for when it's sunny. We also love Cambridge Street Kitchen for dinner and a few cocktails.



Shopping: Retail therapy in Green Park, Bond Street or Sloane Square is all just two tube stops away.

No.61 THE PANORAMIC



presented by

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